



## Lower Russian River Municipal Advisory Council

In accordance with Executive Order N-25-20 and N-29-20 regarding the Brown Act for public meetings during the public health emergency, the August 20 LRR MAC meeting will be held virtually. The meeting will be on Zoom and on Facebook live, links below. After the event, videos are available both on Facebook and on Youtube. YouTube Channel can be found under Sonoma County 5<sup>th</sup> District.

- Please click the link below to join the webinar:

<https://zoom.us/j/91977990998?pwd=eDZpZ3ZWZ01yaINhTnZmTm41SzRYUT09> Passcode: 793796.

- iPhone one-tap : US: +16699009128,,91977990998# or +12532158782,,91977990998#

- Streaming Facebook Live on Supervisor Lynda Hopkins page

<https://www.facebook.com/supervisorlyndahopkins/>

### LOWER RUSSIAN RIVER MAC

#### AGENDA

AUGUST 20, 2020

5:30 – 7:30 pm

The Lower Russian River Municipal Advisory Council welcomes you to its meeting. Your interest and participation are encouraged and appreciated. Questions and comments may be entered in the zoom chat.

**Call to Order**  
**Pledge of Allegiance**  
**Roll Call**

**MAC Clerk - Elise VanDyne**

A) **Approval of Agenda**

B) **Statement of Conflict of Interest**

(This is the time for the Chair, Vice Chair and Councilmembers to indicate any statements of conflict of interest for any item listed on this agenda).

C) **Correspondence**

Letter from Cazadero Community Services District Regarding Major Memorial Day Race

D) **General Public Comment**

E) **Consent Calendar**

- a. Approval of June minutes
- b. Approve updated Bylaws, Policies and Procedures

F) **Informational Items**

- a. Chair Comments
- b. Staff/Supervisor Report

G) **Regular Calendar Items (Discussion and/or Action)**

- a. PG&E Update (Discussion)
- b. Vacation Rental Ad Hoc Committee report and discussion (Discussion/Action)
- c. Guerneville COVID-19 Navigation Center update (Discussion)

H) **Proclamations**

None.

I) **Board/Staff Reports**

Written reports with brief summaries presented to the council.

**a. Ad Hoc Committee Reports**

- i. Flood Mitigation Ad Hoc report
- ii. Vacation Rental Ad Hoc report
- iii. Land Use Ad Hoc report
- iv. Roads Ad Hoc report
- v. Lower Russian River Wastewater Citizens Advisory Group (CAG) Liaison report

**b. Council Member Reports**

J) **Call for agenda items**

K) **Adjournment**

Documents related to open session agendas:

Any writings or documents provided to a majority of the Lower Russian River Municipal Advisory Council regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure will be made available for public review at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Disability Accommodations:

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-2866 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

Lower Russian River MAC Meetings

Regular schedule:

- Thursday, October 15, 2020, Location TBD, 5:30 p.m.
- Thursday, December 17, 2020, Location TBD, 5:30 p.m.
- Thursday, February 18, 2021, Location TBD, 5:30 p.m.

Please visit the Lower Russian River MAC website for agendas, including meeting location and time:  
[Sonomacounty.ca.gov/lrrmac](http://Sonomacounty.ca.gov/lrrmac).



Lower Russian River Municipal Advisory Council  
Councilmember Report – Michael Nicholls - Cazadero  
8/20/2020

1. Concerns were raised regarding traffic impacts during the planned Levi's Gran Fondo Cycling Event for the Memorial Day weekend in 2021. Cyclists from three cycling routes will be sharing River Rd from Wohler Rd to Guerneville and Hwy 116 from Guerneville to Cazadero Hwy and Cazadero Hwy northerly on King Ridge Road into the Coast MAC territory. In communicating with Carlos Perez, coordinator for the Sonoma County event, ridership on the three routes has been capped at 800, a reduction from 3,000 riders in prior years. Carlos will schedule a pre-event meeting with First Responders from each district along the route prior to the event. The Cazadero VFD Assistant Chief indicated a capacity control limiting to 800 riders within our district was manageable. Councilmembers from Hacienda, Rio Nido, Guerneville and Monte Rio may want to consider potential traffic impacts within their districts.
2. West County fire protection is reliant upon the Pole Mountain Lookout, a nonprofit 501c3 privately funded fire lookout station, which is need of funding. The more than 50-year-old Pole Mountain Lookout has been at its present location for almost 40 of those years. The lookout currently hosts two high performance 360° PTZ cameras provided by Alert Wildfire in partnership with PG&E. One camera may be busy monitoring a fire while the other rotating camera continues to provide visibility for its approximate 25-mile operating range. As the technology improves Pole Mountain Lookout will expand automated monitoring capabilities for the best possible coverage. The wooden structure has sustained irreparable damage over its many years of service and is no longer structurally safe to staff. Design and final drawings of the new structure are complete and various other activities continue to pave the way for a modern lookout facility. The new structure will be made primarily of high-quality steel — a material that will guarantee low maintenance and a long service life.

TO BEGIN CONSTRUCTION OF THE NEW POLE MOUNTAIN LOOKOUT WE MUST RAISE \$100,000. WITH YOUR GENEROUS DONATION A COMPLETED LOOKOUT IS SCHEDULED TO OPEN FOR THE 2021 FIRE SEASON.

PLEASE MAKE CHECKS PAYABLE TO:

Pole Mountain Lookout, Inc.

PO Box 141

Cazadero, CA 95421

OR DONATE THROUGH OUR WEBSITE AT:

<https://polemountainlookout.org/>

Pole Mountain Lookout, Inc. is a 501(c)(3) nonprofit organization, taxpayer ID 38-4089530.

3. County Supervisors have asked how best the County can distribute proceeds from the PG&E settlement. With the failure of Measure G which would have provided additional funding for disaster alerts, vegetation management, fire suppression, fire-fighting services, and wildfire prevention it would be beneficial for the county to specifically set aside funding for fire related improvements i.e. replacement or upgrading of structurally non-reinforced stations in West County, standardization of PPE, standardization of SCBA's and bottles within regions, etc.
4. The Cazadero Community Services District is pleased to announce the development of the Cazadero History Learning Center, a project which when completed will initially consist of a 3/5 scale train station, tracks, signaling equipment, logging equipment, and other local historical artifacts memorializing the remarkable history of the community. A picnic area is also planned to be included in the project.

The following pages contain minutes  
from the June meeting for approval

Lower Russian River Municipal Advisory Council (LRRMAC)

Meeting Minutes

June 18th, 2020

Zoom Meeting

5:30-7:30pm

**Call to order** MAC Clerk/Nance Jones

**Pledge of Allegiance** Completed

**Roll Call:**

**Present:** Mike Nicholls, Vesta Copestakes, Jeanette Dillman, Lucy Hardcastle, Jordan Lebovich, Pip Marquez de la Plata, Claudia Sisomphou, Cynthia Strecker,

**Absent:** Ron Redmon

**Statement of Conflict of Interest-** None

**Agenda Approval:**

Lucy Hardcastle made a motion to approve the agenda. Motion Seconded by Vesta Copestakes. Motion Carried 8-0-0.

**Correspondence:** None

**Consent Items:**

1. Approval of minutes from February 20<sup>th</sup>. Motion made by Pip Marquez de la Plata to approve minutes from February 20<sup>th</sup>. Motion seconded by Mike Nicholls. Motion carried 8-0-0.

2. Approval of minutes from May 14<sup>th</sup>. Claudia asked for clarification/correction of her statement on page six which should have included a request to add members of AdHocs to Letterhead. Mike Nicholls made a motion to approve the May 14<sup>th</sup> minutes with corrections. The motion was seconded by Claudia Sisomphou. Motion carried 8-0-0.

3. Mike Nicholls made a motion to approve letter directed to Sherriff Mark Essick. Pip Marquez de la Plata seconded the motion. Motion carried 8-0-0. (Appendix A)

## Chair Statement-

LRR MAC Board Report  
6/18/2020

At this incredibly complex point in time it is difficult to prioritize the swirling mass and jumbled mix of urgent community issues including the COVID-19 pandemic, racism, militaristic police behavior, food, housing, fire season, tourism, unemployment and a tanked economy for example. Never mind the roads status, summer dams and bridges, and land use proposals.

This sudden long, complicated interruption of the human pace has provided the opportunity of a lifetime, a place to pause and make some major adjustments the world over.

So where does the river start in moving toward a more normal life while maintaining vigilance in suppressing the spread of the COVID-19 virus?

The best that can happen is neighborhood organization. Our hardening from fire and floods has formed some strong neighborhood bonds. As a group, identify neighborhood priorities and develop proposed solutions. Work with your MAC representative for support and bring your neighborhood proposal to the Council for broader community support in forming advisory recommendations for Supervisor Hopkins.

Give us something organized and concrete to work with and assist you.

We are all stressed, tired and trying to cope to the best of our ability. The issues before us are complicated, difficult and not easily resolved. It is a time-consuming process.

We look forward to your participation when it is most needed.

Jeanette Dillman, Chair  
Pocket Canyon Representative  
Lower Russian River Municipal Advisory Council  
[jpearld.rivermac@gmail.com](mailto:jpearld.rivermac@gmail.com)

Chair Dillman read resignation letter from Jennifer Wertz effective in May 2020. (Appendix B).

Chair Dillman highlighted that there are two vacancies for alternates on the LRR MAC. One in Guerneville and one in Forestville.

Chair Dillman also asked to move topic of vacation rentals up on agenda. No motion was made but no dissent.

## **Public Comment:**

John Uniack- Identified procedure issues regarding moving agenda items based on classification of items.

## **Informational Items-**

Supervisor Hopkins update:

- Lynda reported on filling one of the alternate slots for Guerneville. 3 applied two ruled out. The successful Candidate is Nick Parreira. Looking for alternate for Forestville.
- Flood Mitigation funds RFP to be developed and available in the near future to apply for.
- Townhall Zoom was held to report to community regarding designation and formation of Covid-19 homeless camp.
  - Temporary location yet to be approved. Park and Ride next alternative.
  - Will create navigation center
  - Will house in tents 25-30 people
  - Looking to house folks from current Guerneville Shelter or those who stay by the BOFA building
  - Hard to find the perfect place Park and Ride fallback if park not chosen
  - This will help mitigate spread of covid among homeless.

Elise read the successful candidates for the TIF funds and of those who did not receive grant monies many were able to contract for services. July starts new TIF application funding.

## **Regular Calendar Items-**

Vacation Rental AdHoc discussion:

Lucy Hardcastle reported on the work of the Vacation Rental AdHoc:

- Exploring more details from other communities
- Asking communities for input
- Reviewing SOCO reports
- Need good input from community before moving on
- Will begin to identify what is realistic for code enforcement
- Craft recommendations using research

## **Board Comment Points:**

- Inclusion of how to deal with property managers
- PMRD as watchdog through permit application
- Making it county wide
- Advocation for community input



- Questions regarding county knowledge of who may not be in compliance
- Lynda Hopkins recommended to group to contact Supervisor Leopold in Santa Cruz and review Santa Cruz model

### **Public Comment Points:**

- There are ways to run vacation rentals correctly voiced by owners.
- Air B&B not tied to communities so there are no real ways to complain as there are holes in the system.

Bylaws Adoption- Board review and revisions suggested. Agenda for approval at next LRR MAC. (Appendix C)

LRR MAC Council Policies and Procedures-

Claudia Sisomphou made a motion to approve revised policies and procedures as is. Vesta Copestakes seconded the motion. Motion carried 8-0-0.

Land Use Policies-

Claudia Sisomphou moved to approved Land Use Policy with revision of adding may invite public or applicants to any AdHoc meeting under Element B. Pip Marquez de la Plata seconded motion. Motion carried 8-0-0. (Appendix D)

Agenda Setting Process-

Mike Nicholls made a motion to approve the new agenda setting policy. Cynthia Strecker approved the motion. Motion carried. 8-0-0. (Appendix E)

Enforcement of County Issues- Speaker Misti Wood- Community Engagement Liaison

Key points:

Jurisdiction:

- CHP- parking and ticketing, traffic 551-4100
- Regional Parks- inside parks 565-2041
- Sheriffs- Crime and everything else 565-2121
- Misti confirmed the sheriffs will not enforce policy but will educate. They are not looking for a violation. Calls are prioritized in order of severity if at parks call.
- Misti confirmed that for all enforcement issues including wearing of mask Sheriffs need to be armed as they are always prepared for the worst.
- Only .3 percent of cases in the last ten years used any type of force. The only unarmed workers in Sherriff's department are the volunteers who do parking.
- Misti also shared that the budget shortfall is 14.1 million dollars for next year and several substations may close including the Guerneville station.
- Misti clarified that each business is responsible for ensuring adherence to standards.

- All private properties should be posted for no trespassing and file no trespassing letters with sheriff office to allow sheriff action.

**Board Comment Points:**

- There are continuing problems with RV's.
- General feelings of confusion surrounding engagement and lack of caring by sheriff department.
- The MAC Board is inviting the Sherriff department with an open invitation for dialogue.

**Public Comment Points:**

- Officers at Safeway
- Sweeps of homeless camps
- Homeless can camp on county property

**Proclamations-none**

**Board Reports-**

Claudia announced she is on flood mitigation group and will make group aware of new application process

**Adjournment-**

AT 8:02 pm Mike Nicholls made a motion to adjourn. The motion was seconded by Jordan Lebovich. Motion carried. 8-0-0.



**Lower Russian River Municipal Advisory Council  
May 25, 2020**

Russian River Municipal Council Members and alternates.

Re: LRR MAC Guerneville District Vacancy.

It is with regret that I inform you that Council Member Jeniffer Wertz has chosen to resign from the LRR MAC. Jeniffer's time and energy working with chronic community needs is commendable, earning the support of the Guerneville District constituents.

Guerneville District alternate, Ron Redmon, will fill the vacancy pending appointment by the Board of Supervisors.

The Council wishes the very best for Jeniffer and extends a warm welcome to Ron.

Respectfully submitted,

Jeanette Dillman, Chair  
Lower Russian River Municipal Advisory Council

Lower Russian River Municipal Advisory Council  
Annual Report

MACs must submit to the District Supervisor a written annual report containing the following information about the prior year:

1. Activities
2. Accomplishments
3. Membership attendance
4. Membership training
5. Proposed objectives for the year.

Annual reports must be submitted to the District Supervisor by February.

LRR MAC may consult with the District Supervisor and County staff to assist in drafting the annual report. However, assistance from the District Supervisor and County staff is limited to answering questions. It is the LRR MAC's Chair/Vice-Chair's responsibility to complete and submit the annual report.

The District Supervisor should review the annual report and recommend appropriate action by the Board of Supervisors.

Failure to submit an annual report may result in the District Supervisor recommending that the MAC be dissolved by the Board of Supervisors.

Lower Russian River Municipal Advisory Council  
External Communications

MACs do not have the power to interpret, make, or set policies, ordinances, or laws, and lack fiscal authority. MAC authority to make external communications is also limited.

1. Except as specified in the resolution establishing the MAC or the MAC bylaws, the MAX and its individual members acting on behalf of the MAC, may not represent the community to any federal, state, or county, city, special district or school district, agency or commission, or any other organization on any matter concerning the community.
2. The MAC may represent the community before the Board of Supervisors by providing public comment on Advisory Topics at Board meetings.
3. The MAC may provide input with respect to Advisory Topics to the Board, County staff, or any County hearing body.
4. Individual MAC members cannot represent the MAC's positions unless such representation has been expressly authorized by a vote of the MAC. When an individual member is authorized to represent the MAC's position to the Board, County staff, or other County hearing body, that member may only speak on issues expressly approved by the MAC.
5. The MAC may not, as a body, take positions of candidates for any public office or on any ballot measures.

## Lower Russian River Municipal Advisory Council Funding

MACs generally require funding for administrative support services, meeting rental spaces, member expense reimbursement, and website maintenance. MACs do not have the authority to enter contracts or to incur any indebtedness in the name of or on behalf of itself, the Board, or the County.

Lower Russian River Municipal Advisory Council  
Administrative Role  
Secretary

A non-member secretary position may be filled by the District Supervisor's staff or by an independent contractor retained by the County.

Secretary responsibilities include:

1. Prepare, post, and distribute meeting agendas and meeting materials pursuant to the Brown Act;
2. Arrange attendance at MAC meetings;
3. Attend all MAC meetings;
4. Take MAC meeting minutes;
5. Distribute and maintain record of meeting minutes;
6. Prepare and transmit MAC reports to the District Supervisor the Board, or other government agency;
7. Prepare responses to public comments and inquiries;
8. Prepare responses to requests from MAC members;
9. Maintain records of MAC agendas, minutes, meeting materials, records of action, annual reports, MAC member training certifications, and communications from at least the prior two years.
10. Provide copies of formal MAC communications to the District Supervisor.
11. Manage MAC budget.

## LRRMAC Vacation Rental Committee Report synopsis for August 20, 2020

The committee has been working on understanding short-term rental history, how vacation rental regulations came into place, how quickly requests for permits have escalated over the past two years (43%) and how that escalation has put pressure on not just the effective management of short-term rentals, but on available housing stock as well.

Components of this upcoming report will include:

1. A review of regulations and determinants past and present.
2. Research on how other communities have dealt with challenges.
3. Data we have gathered to better understand the scope of Vacation Rentals in the lower Russian River area including the results of a recent resident and vacation rental owner survey.
4. Ongoing challenges and suggested resolutions to those challenges.

Ongoing Challenges seem to be:

1. Enforcement of infractions.
  - a. Permit Sonoma doesn't have the manpower to patrol or respond to complaints.
  - b. Neighbors don't want to be put in the position of experiencing repercussions if they complain, thus feeling helpless and victimized.
  - c. Sheriffs deputies can respond to noise complaints, but this is a low priority when they are on patrol.
  - d. Clear expectations on what happens when complaints are received, and why have there been no revocations of permits over time?
2. Collecting comprehensive data upon which to base recommendations.
  - a. How many vacation rentals are permitted right now, and what percentage of the housing stock does that represent?
  - b. What is the percentage of "problem" rentals vs rentals that do not negatively impact their neighborhoods?
  - c. Is there a saturation point in a neighborhood where the numbers of short-term rentals diminishes the quality of life for permanent residents?
  - d. What is the data on compliance when listings go through vacation rental management companies?
3. How has increased short-term permits impacted the availability of affordable housing?

Submitted by Lucy Hardcastle on 8-12-20





Lower Russian River Municipal Advisory Council  
Ad Hoc Report - Flood Mitigation Funding Ad Hoc Committee  
August 11, 2020

The Flood Mitigation Funding Ad Hoc met via Zoom on June 30, 2020, to review the County's draft of the Flood Mitigation Grant application. The committee provided recommendations and edits to the document, as well as a suggested timeline for the opening and closing of the application. At this time, \$200,000 has been reserved for the Flood Mitigation Grant.

The application went live to the public on Tuesday, July 7, 2020. The application was prominently displayed on Supervisor Hopkin's County webpage, as well as featured in her newsletter and shared across social media by both the District 5 Office and LRRMAC councilmembers.

The application closed on July 24, 2020 and the grant applications received are now in the review process. 18 applications were received with a total of over \$490,000 in requested funds.

The grant applications will be evaluated on their potential impact to the community and relevance to the priority areas below (view attachment for the full application):

- I. Emergency services
  - A. Improved communications during disasters/emergencies
  - B. First responder needs
  - C. Neighborhood security
- II. Community Resiliency
  - A. Matching funds for FEMA projects
  - B. Matching funds for EV, solar, and generator projects or grants
  - C. Community revitalization projects in flood-damaged areas
- III. Roads and water runoff mitigation projects
- IV. Economic resiliency/small business support

The next steps are for Supervisor Hopkins and the Ad Hoc to evaluate the applications, and then for the flood mitigation funds to be awarded by Supervisor Hopkins. The Ad Hoc will report back to the council once these steps have been completed.

*Background -*

The Flood Mitigation Funding Ad Hoc Committee was established at the October 17, 2019 LRRMAC meeting specifically for the purpose of defining projects that would qualify for the County's \$1.5M flood recovery funds.

1. Claudia Sisomphou (Chair), Michael Nicholls, Jeanette Dillman, and Jordan Lebovich are the appointed Ad Hoc members.
2. The Ad Hoc, in coordination with Supervisor Hopkins and the District 5 Director, established the four priorities areas for funding consideration in December 2019:
  - a. Improved communications during floods and disasters
  - b. Fire department and first responder needs
  - c. Economic resilience for local businesses
  - d. Water runoff and pavement mitigation for roads
3. The Ad Hoc solicited input from the community on projects and efforts that could be eligible to receive the flood mitigation funding, based on the criteria listed above. The Ad Hoc then presented the compilation of projects to the council and the public at the February 20, 2020 LRRMAC meeting. The Ad Hoc was then dissolved.
4. The Ad Hoc was reactivated at the request of Supervisor Hopkins and met with the District 5 Field Representative via Zoom on June 9, 2020, to review how the County's priorities had evolved during the pandemic, as well as discuss how the flood mitigation funds were going to be distributed. It was decided that there would be a grant application process that not-for-profits in the LRR area could apply to. (This decision was reported on at the June 18, 2020 LRRMAC meeting)



## Flood Mitigation Grant Application

July 2020 County of Sonoma

### Program Overview:

In 2019, Supervisor Lynda Hopkins advocated for and received \$1.5 million in Flood Mitigation Funds from the state in response to the February 2019 Russian River floods. \$200,000 of these funds is now available for non-profit organizations addressing key needs within the communities most affected by the floods along the Lower Russian River. Non-profits who are interested in receiving a portion of the funds must complete the following grant application in order to be eligible.

### Program Priorities:

The Lower Russian River Municipal Advisory Council (River MAC) worked with the community and the District 5 office to set priorities for these funds. The grant applications will be evaluated on their potential impact to the community and relevance to the priority areas below:

- I. Emergency Services
  - a. Improved communications during disasters/emergencies
  - b. First responder needs
  - c. Neighborhood security
- II. Community Resiliency
  - a. Matching funds for FEMA projects
  - b. Matching funds for EV, solar, and generator projects or grants
  - c. Community revitalization projects in flood-damaged areas
- III. Roads and water runoff mitigation projects
- IV. Economic Resiliency /small business support

### Timing:

The grant application opens on Tuesday, July 7<sup>th</sup>, and all applications must be received by 9 am on Friday, July 24<sup>th</sup>.

### Applicant eligibility:

Applicants must be a non-profit entity. Please note that these priority areas are being viewed in the context of the County's overall budget allocations and other larger funding sources such as Roads, Fire, and Sheriff services. Therefore, grant applicants may receive funding from other county sources, other than the Flood Mitigation Funds, if appropriate.

Please send the completed application and requested documentation as one email to:

[grants.district5@sonoma-county.org](mailto:grants.district5@sonoma-county.org)



**4. How will the project help to mitigate the impacts of the Flood or community revitalization?**

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**5. How will the project improve community resilience?**

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**6. Briefly describe the operating organization responsible for the event/project. If the organization has a managing board, please describe the make-up of the board and provide your board bylaws as an attachment.**

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**SUBMISSION**

The undersigned, declares that he/she has carefully examined the Sonoma County Flood Mitigation Grant Application and agrees, and, if funds are awarded, that proposer will contract with the County to furnish the services as specified, in accordance with this grant application attached.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

## LRRMAC Vacation Rental Committee Report synopsis for August 20, 2020

The committee has been working on understanding short-term rental history, how vacation rental regulations came into place, how quickly requests for permits have escalated over the past two years (43%) and how that escalation has put pressure on not just the effective management of short-term rentals, but on available housing stock as well.

Components of this upcoming report will include:

1. A review of regulations and determinants past and present.
2. Research on how other communities have dealt with challenges.
3. Data we have gathered to better understand the scope of Vacation Rentals in the lower Russian River area including the results of a recent resident and vacation rental owner survey.
4. Ongoing challenges and suggested resolutions to those challenges.

Ongoing Challenges seem to be:

1. Enforcement of infractions.
  - a. Permit Sonoma doesn't have the manpower to patrol or respond to complaints.
  - b. Neighbors don't want to be put in the position of experiencing repercussions if they complain, thus feeling helpless and victimized.
  - c. Sheriffs deputies can respond to noise complaints, but this is a low priority when they are on patrol.
  - d. Clear expectations on what happens when complaints are received, and why have there been no revocations of permits over time?
2. Collecting comprehensive data upon which to base recommendations.
  - a. How many vacation rentals are permitted right now, and what percentage of the housing stock does that represent?
  - b. What is the percentage of "problem" rentals vs rentals that do not negatively impact their neighborhoods?
  - c. Is there a saturation point in a neighborhood where the numbers of short-term rentals diminishes the quality of life for permanent residents?
  - d. What is the data on compliance when listings go through vacation rental management companies?
3. How has increased short-term permits impacted the availability of affordable housing?

Submitted by Lucy Hardcastle on 8-12-20



Lower Russian River Municipal Advisory Council  
Ad Hoc Report – Permit Review/Land Use 2020  
Applicant: Lodge at Russian River – Guerneville Park  
8/3/2020

The ad hoc was established at the February 20, 2020 LRRMAC meeting, specifically for the purpose of reviewing Land Use and Permitting issues for the LRRMAC during 2020

1. Claudia Sisomphou, Michael Nicholls, Jeanette Dillman and Cynthia Strecker are the appointed ad hoc members.
2. Michael Nicholls was named ad hoc Chair.
3. The Ad hoc met on July 21, 2020 to review a presentation made by the Lodge at Russian River – Guerneville Park. Comments below are based on information presented at the meeting.

**Presentation Comments by Applicant**

- a. Resort will consist of 100 guest rooms, and 20 ‘tree house’ guest rooms, including dining, convention meeting space, and spa facilities
- b. Lok and the Noble House group have a proven long-term hospitality service record in the county, the bay area and throughout the United States and are recognized for employee retention and competitive wage and benefits offerings.
- c. The Resort is anticipated to create a year-round customer/revenue base for downtown Guerneville and the lower Russian River Community.
- d. 25 Public Parking Spaces, managed by gatehouse personnel, in addition to employee and guest parking spaces.
- e. Public rest room facilities adjacent to guest parking area
- f. Public access to the beach area
- g. Facility will provide \$250,000 in anticipated annual TOT revenue to county
- h. Emergency shelter potential in time of need.
- i. Has been in planning discussions since 2009 with the county
- j. Anticipated workforce of 80-100, approximately 75-80% will be hired within a 20-minute commute radius from the resort. Wage structure to be based on prevailing wages, complete with healthcare, 401K and other benefits. Committed to compliance with NRLB guidelines should labor organizing take place.
- k. Steel framed fire-resistant structure, meeting height limitations and built above 100-year flood level on a pier system, allowing for flood resiliency. No history of flooding noted in proposed building structure areas.
- l. Zoned K (Recreation/visitor-serving) since 1989, therefore no zoning change is required to amend the county general plan.
- m. Broad Support from business community and neighbors.

- n. Traffic studies are numerous and recent, inclusive of major intersections at Hwy 116 and River Rd, and Hwy 116 and Armstrong Woods Rd.
- o. Water supply needs are adequate from Sweetwater Springs. Russian River Sanitation district has confirmed adequate WWTP capacity for the resort.
- p. Management group worked with County Fire on preliminary design
- q. 24/7 Security is planned on-site. Emergency access is also provided to Dubrava neighbors.
- r. EV Charging stations included in the plan.

#### **Dissenting Comments from Ad Hoc Members**

- a. The meeting was conducted without ANY chance to preview the documentation. This is a big decision and shouldn't be made without careful consideration. Questioning without prior documentation is not enough.
- b. Traffic. This will be a substantial increase to local traffic and that's a problem. (including guests, vendors and employees).
- c. Stress to wastewater infrastructure. The Guerneville treatment plant is periodically overwhelmed, and this will not help. Water quality standards will be stricter in the near future.
- d. Waste Management – similar concerns with solid waste management and WWTP impact.
- e. Water - I am assured that there is enough water currently for this project. However, water is a finite resource and I feel we should be judicious in its allocation. Increase of water usage is just a general concern.
- f. Community Fit -- This is a very large project and has the potential to change the nature of the community. Some businesses will benefit from the addition of this project, but others may be hurt.
- g. Labor – Presentation indicated 75-80% of labor would be from within the LRR area, but will that be a reality?
- h. Height of design seems to have been met with some concern from nearby residents.
- i. Community Asset. What will the community really get from this? Is bringing 100's of new tourists into our area really what we want right now?
- j. Will change the 'look and feel' of the surrounding area
- k. The resort may be a major competitor for smaller, local BnB's and neighborhood Air BnB's.

#### **Positive Comments from Ad Hoc Members**

- a. The project provides the opportunity for 80 -100 local jobs
- b. Addition of public conference and meeting spaces in the LRR area.
- c. There is still public access to the beach, along with limited public parking and a public restroom maintained by the resort.
- d. May help with shifting the culture of tourists to plan overnight stays versus day trips
- e. The project includes sustainable practices, and resource conservation considerations which were noted in planning documents and presentation.
- f. May provide a constant stream of customers/revenue for downtown Guerneville and LRR businesses year-round.
- g. As parcel was already zoned "K", no changes necessary to the general plan.
- h. Will elevate the look and feel of the area.
- i. May relieve concentration of Air BnB's and reduce day visitors in local neighborhoods



- j. The resort/project will be operated by a family run business that prioritizes employee retention and competitive wages and benefits.
- k. Land use planner Jean Kapoichok is reputable and a local expert.
- l. Strong ecological and conservation considerations
- m. Have met with neighborhood groups
- n. Security is provided
- o. Emergency access to Dubrava neighbors is provided in plan

## **Conclusion**

**The committee thoughtfully considered the presentation and on a 3-1-0 vote moved to submit a positive recommendation for full council consideration and urges the full council to follow the Land Use ad hoc's recommendation.**



Lower Russian River Municipal Advisory Council  
Ad Hoc Report – Flood Recovery Roads Prioritization Ad  
Hoc Committee August 20, 2020

Meeting scheduled with Johannes Hoevertz and Steven Spacek of the Department of Transportation and Public Works for August 13th to discuss best mechanisms for the LRR Mac AdHoc to engage and get updates on issues related to the Lower Russian River.



Lower Russian River Municipal Advisory Council  
Ad Hoc Report – Citizens Advisory Group (CAG) for a  
Wastewater Solution for Monte Rio/Villa Grande  
August 20, 2020

The CAG has continued to grapple with problems relating to funding, interim solutions, and a management entity for the project.

It had been expected that the State would finalize the TMDL regulations in January 2021, but that process has been delayed. When the TMDL is finalized the Regional Board will begin working on a letter to homeowners (with CAG input) asking for information about their waste systems and outlining next steps in the process. At this point the letter is expected to go to homeowners in late summer of 2021.

Mike Thompson from SCWA reported that the application for the planning grant (\$500,000) has been made and we expect to hear from the state Department of Financial Assistance in October.

In the meantime Charles Reed from the Regional Water Board has discovered an additional funding source (CSU - Sac State) that could help with a portion of the questions involved. They are willing to study different management options for whatever entity gets formed to manage the district. One of our co-chairpersons, Dan Fein meets with this group regularly and acts as a liaison between the two groups. This could be very helpful as it would allow us to study the options in depth, but at the moment it is putting the cart before the horse as this addresses the HOW we would manage the district while we have not yet decided WHAT this district would be and do.

IF the final system and management plan calls for a district which makes regular inspections of people's septics so as to insure TMDL compliance, Permit Sonoma has expanded their definition of qualified (septic) inspectors to any number of individuals with qualifying certification. This is expected to substantially reduce the cost of regular inspections to individual homeowners. This change will be reflected in the revised OWTS (On-Site Wastewater Treatment Systems) manual. Nathan Quarles of Permit Sonoma hopes to get this change to the Board of Supervisors in Sept. or October.

CAG recommends making it a requirement for coordination with Engineering Grant consultant and SAC STATE consultant (in workplan) so that both the Engineering Consultant AND the Governance Consultant work in tandem.

Mike Thompson (SCWA) will develop a list of questions regarding the content of the Scope of Work. The CAG will review Scope of Work questions and give input at its next meeting on Aug. 27th. This input will then be reflected in the RFQ.

Mike Thompson will explore with SCWA (Sonoma County Water Agency) the possibility of getting

a preliminary RFQ (Request for Qualifications) for the consultant in advance of the executed agreement so that they would be prepared to begin the study immediately after the funds become available in October.

Alisha O'Loughlin, Lower Russian River Ombudsperson, reports that expectations are for a 2022 funding timeline for the mini-loan program designed to help individual homeowners comply with the TMDL regulations. She is researching which county department would implement/administer the mini-loans to homeowners.

The very large question remains of what will happen to homeowners if their system fails or needs repair during the multi-year timeline while the system is being decided upon and fully implemented. These questions can also impact major remodels/additions which homeowners might wish to undertake.

The CAG recommends that the Regional Board and Permit Sonoma come to agreement about accommodations that will address this interim period.

Submitted by Cynthia Strecker